

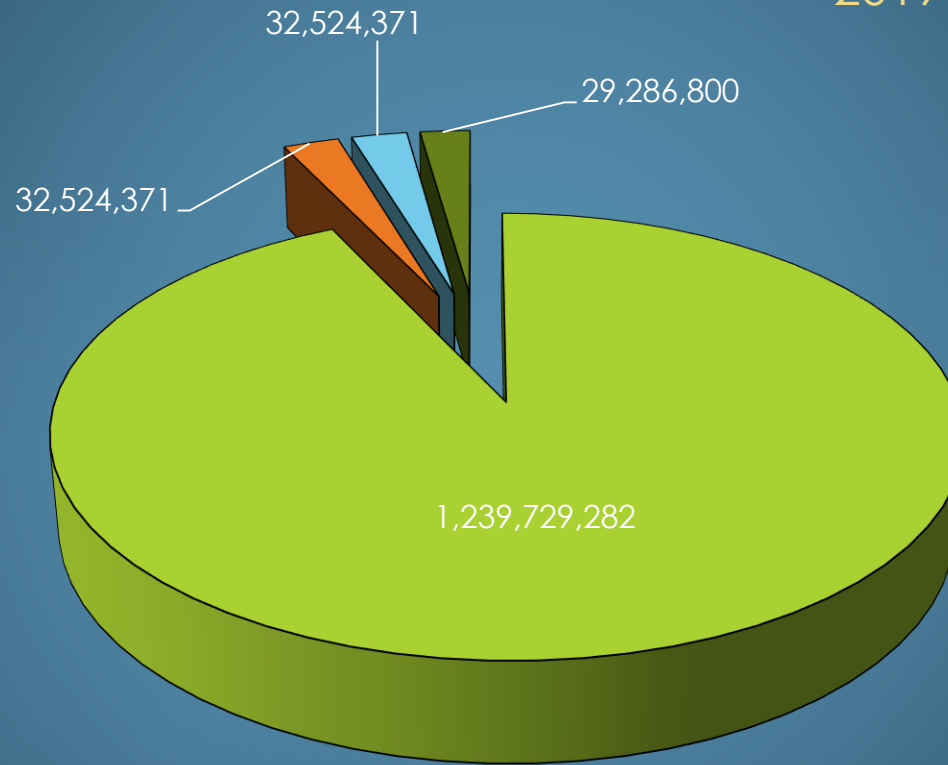


# Tax Classification Hearing

2019

# Total Values By Property Type

2019 Assessments

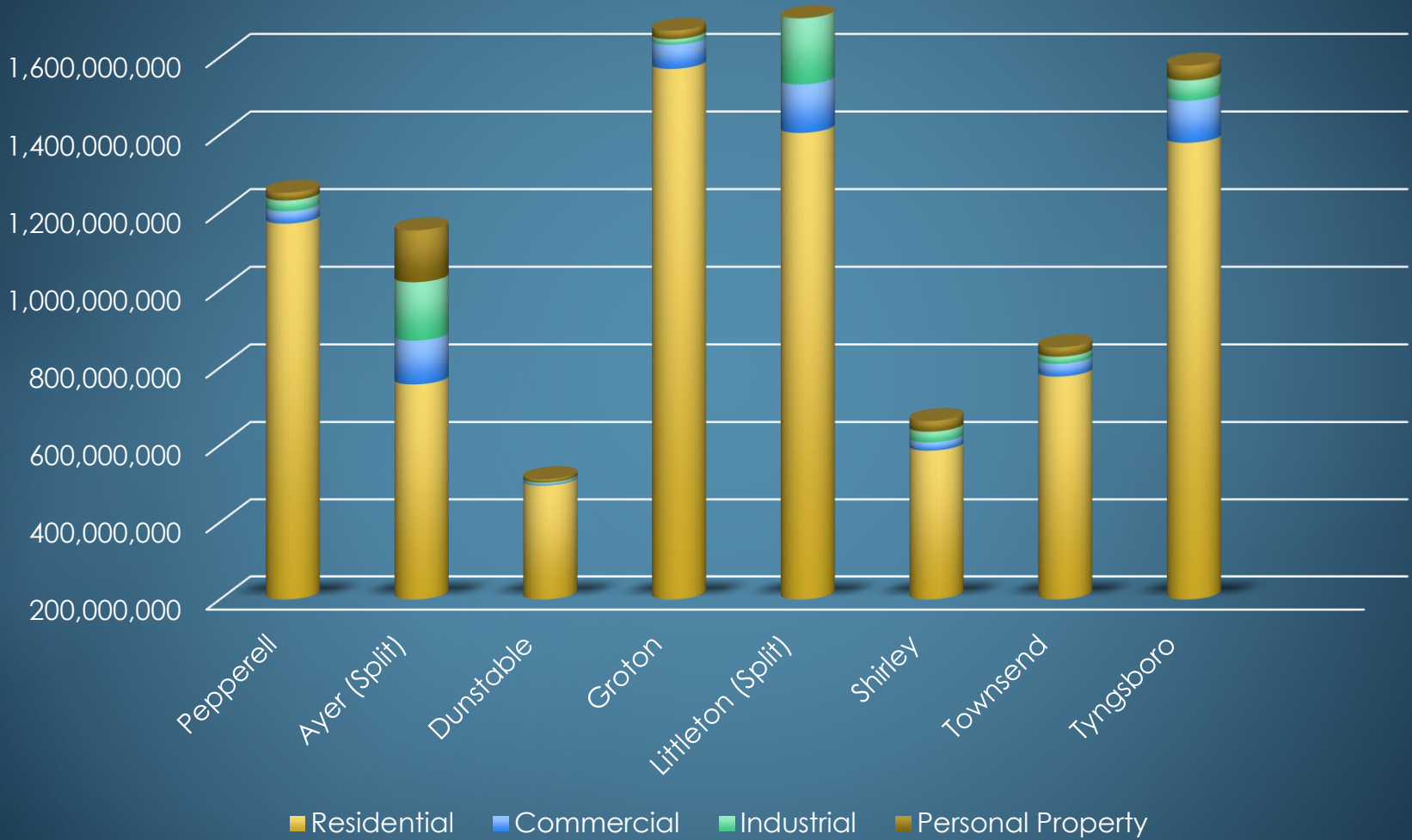


■ Residential ■ Commercial ■ Industrial ■ Personal Property

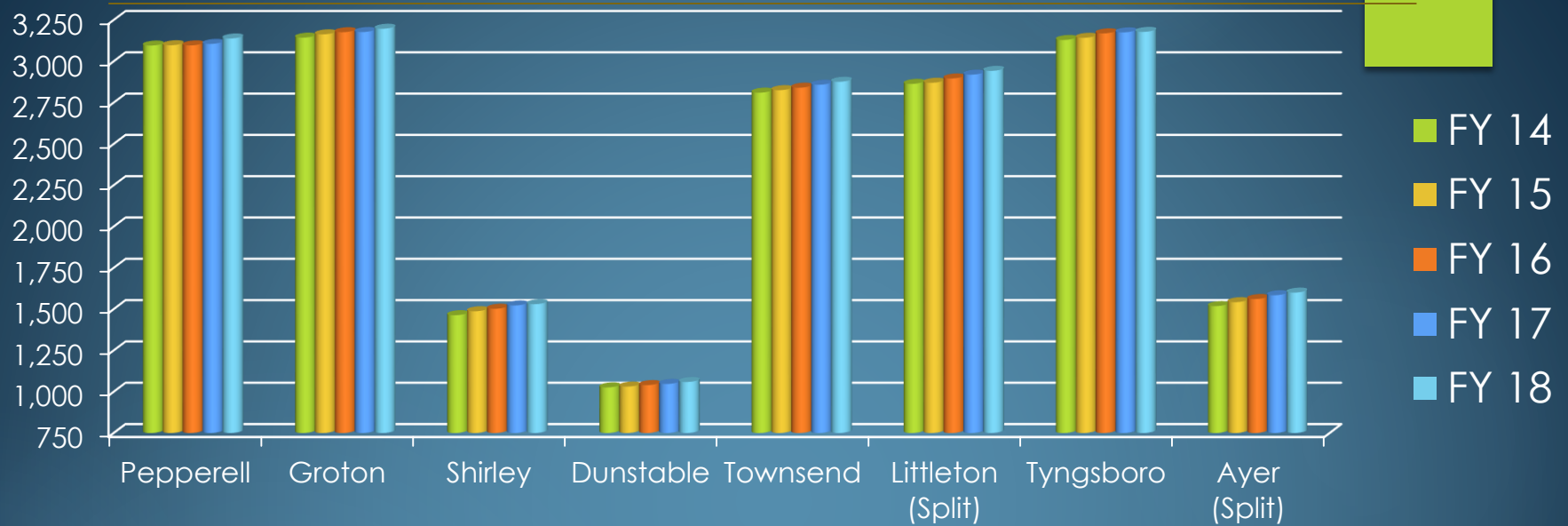
# Property Type Value Breakdown

Property Type	Parcels	Residential Value	Commercial Value	Industrial Value	Personal Property Value
Single Family	3,154	1,041,028,500			
Condominiums	253	45,515,500			
Mult Houses on Lot /Mobile Home	50	17,935,000			
Two Family	182	55,540,700			
Three Family	24	7,742,000			
Apartments (4+ units)	36	27,910,200			
Vacant Land	358	19,565,500			
Commercial	63		23,629,500		
Chapter Lands	97		961,153		
Mixed-Use-Res & Comm	41	24,491,982	7,933,718	378,300	
Industrial	117			28,908,500	
PP – Individuals / Partnerships	169				1,170,018
PP - Corporations	113				4,270,642
PP - Utilities	3				10,568,830
PP – Wires, Poles, Cellular	5				2,515,823
PP – Electric Generation	1				2,947,330
<b>Class Totals</b>		<b>1,239,729,382</b>	<b>32,524,371</b>	<b>29,286,800</b>	<b>21,472,643</b>
<b>Total of All Taxable Properties</b>	<b>4,666</b>		<b>1,323,013,196</b>		

# 2018 Values By Property Type



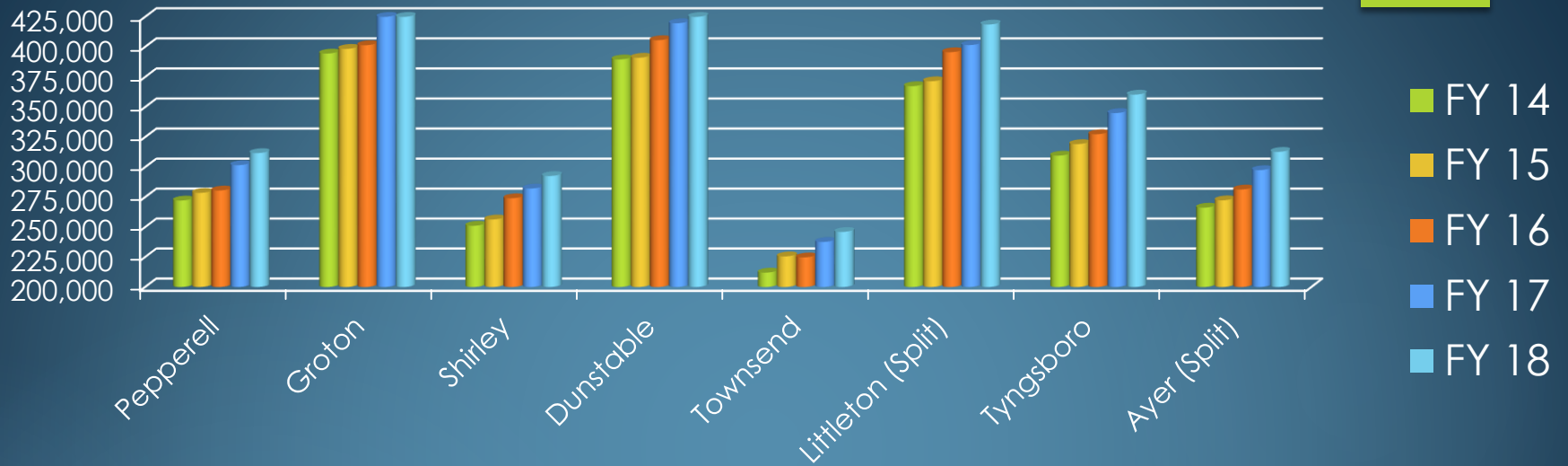
# # of Single Family Dwellings



	Pepperell	Groton	Shirley	Dunstable	Townsend	Littleton (Split)	Tyngsboro	Ayer (Split)
FY 14	3,095	3,143	1,463	1,026	2,810	2,863	3,129	1,518
FY 15	3,097	3,163	1,487	1,031	2,825	2,870	3,142	1,542
FY 16	3,096	3,176	1,502	1,040	2,840	2,896	3,169	1,561
FY 17	3,105	3,177	1,522	1,047	2,858	2,919	3,175	1,584
FY 18	3,138	3,197	1,530	1,059	2,876	2,942	3,178	1,600
% Change FY18	1.06	0.63	0.53	1.15	0.63	0.79	0.10	1.01
%Change 5 yrs	1.39	1.72	4.58	3.22	2.35	2.76	1.57	5.40

FY 19 SF Count is 3,154 % change since FY 18 is 0.51% and 1.91% since FY 14

# Average Single Family Values



Average Single Family Value for Pepperell FY 2019 is **\$330,062**

	Pepperell	Groton	Shirley	Dunstable	Townsend	Littleton (Split)	Tyngsboro	Ayer (Split)
FY 14	272,186	394,514	251,113	389,632	212,043	367,397	309,637	266,254
FY 15	278,576	398,416	256,376	391,063	225,578	371,489	319,259	272,368
FY 16	280,567	401,426	274,080	405,590	224,734	395,635	327,444	281,418
FY 17	301,698	428,395	282,201	419,728	237,646	401,565	345,063	297,582
FY 18	311,760	428,624	292,655	425,563	246,020	418,652	360,370	312,817
% Change FY18	3.34	0.05	3.70	1.39	3.52	4.26	4.44	5.12
% Change 5 yrs	14.54	8.65	16.54	9.22	16.02	13.95	16.39	17.49

FY2019 average increase is 5.9%

# 2019 Tax Rate Calculation

## Levy Limit 2018

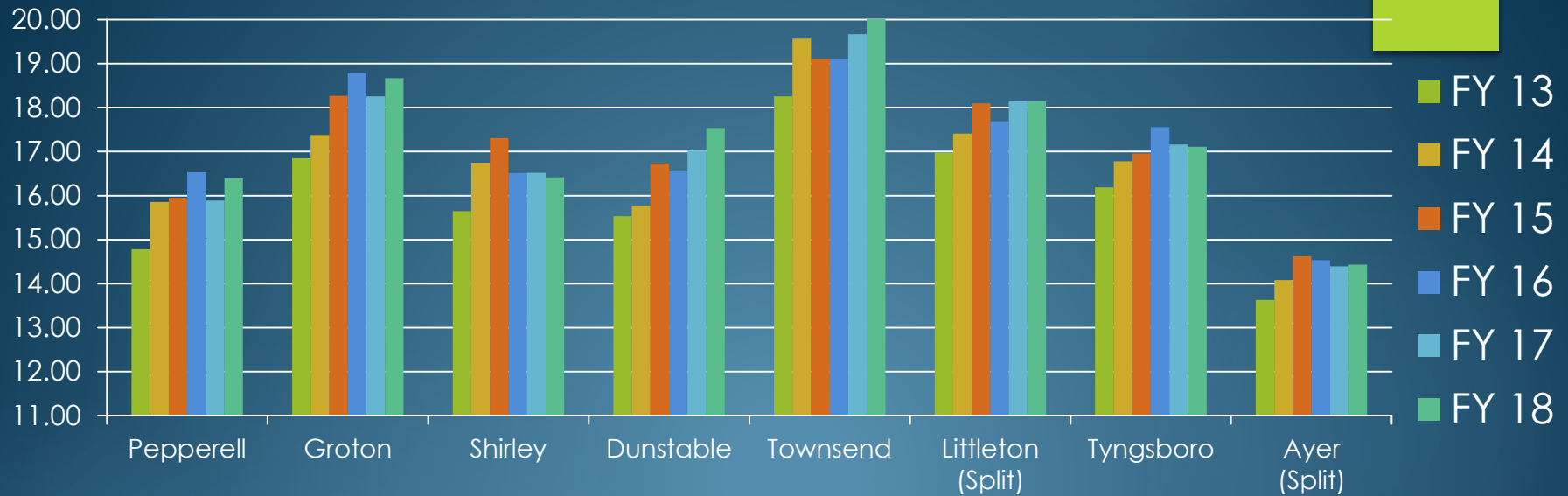
	19,063,442	-1.981 (values)	14.409
Additions to FY 2018 Levy Limit			
2.5% Levy Growth	476,586	0.360	
New Growth	253,064	0.191	
FY 2018 Levy Limit (before Debt Exclusions)	19,793,092		14.961
Amounts Outside Levy Limit (Debt Exclusions)			
NMRSD (Nissitissit)	305,950	.231	
NMRSD (High School)	1,603,401	1.212	
NVTHS Perm	88,308	.067	
Fire Truck	36,362	.027	
Squannacook	25,555	.019	
Varnum Brook	96,640	.073	
Hawthorne Brook	525	.000	
Total Debt Exclusions	2,156,741		1.630
Tax Levy Limit Plus Debt Exclusions	\$21,949,833		\$16.591
<b>FY 2019 Estimated Tax Rate:</b>			<b>\$16.59</b>

# Assessment / Tax Rate History

FY	Assessed Values			Tax Levy	Levy %		New Growth	Tax Rate	Average Assessment		Average Taxes	
	Res	CIP	Total		Res	CIP			SF	CI	SF	CI
11	1,089,668,512	70,739,932	1,160,408,435	15,243,740	93.9%	6.1%	114,872	13.13	296,834	237,951	3,897	3,124
12	1,085,593,422	69,514,911	1,155,108,333	15,706,413	94.0%	6.0%	118,440	13.59	294,386	235,422	4,001	3,199
13	1,044,751,604	68,459,409	1,113,211,013	16,469,943	93.9%	6.1%	92,374	14.78	283,523	229,801	4,190	3,396
14	1,008,295,749	67,208,479	1,075,504,228	17,061,452	93.8%	6.2%	91,193	15.86	272,186	227,596	4,317	3,610
15	1,033,870,153	67,521,483	1,101,391,636	17,586,807	93.9%	6.1%	124,255	15.95	278,576	234,797	4,449	3,750
16	1,043,060,953	69,389,345	1,112,450,298	18,391,883	93.8%	6.2%	134,912	16.53	280,567	234,040	4,638	3,869
17	1,122,871,137	71,236,566	1,194,107,103	18,976,864	94.0%	6.0%	173,995	15.89	301,698	248,920	4,794	3,955
18	1,170,991,033	79,616,553	1,250,607,586	20,503,082	93.6%	6.4%	350,107	16.39	311,760	279,794	5,110	4,586
19	1,239,729,382	83,283,814	1,323,013,196	21,948,789	93.7%	6.3%	253,064	16.59	330,066	266,428	5,476	4,420



# Residential Tax Rate History



	Pepperell	Groton	Shirley	Dunstable	Townsend	Littleton (Split)	Tyngsboro	Ayer (Split)
FY 13	14.78	16.85	15.65	15.53	18.26	16.98	16.19	13.63
FY 14	15.86	17.38	16.75	15.77	19.57	17.41	16.78	14.08
FY 15	15.95	18.27	17.31	16.73	19.11	18.10	16.96	14.62
FY 16	16.53	18.78	16.51	16.55	19.80	17.69	17.56	14.53
FY 17	15.89	18.26	16.52	17.02	19.67	18.15	17.16	14.39
FY 18	16.39	18.67	16.42	17.54	20.26	18.14	17.11	14.43
% Change FY17	3.15	2.25	-0.06	3.06	3.00	-0.06	-2.28	-0.29
% Change 6 yrs	10.89	10.80	4.92	12.94	10.95	6.83	5.99	5.87

FY 2019 Tax Rate increase is 1.2%

# How Are Your Taxes Spent?

Average Assessment of \$330,066

Average Tax Bill of \$5,475.80

Public Safety  
**\$622.05**

North Middlesex Regional  
**\$3,248.79**

Human Services  
**\$88.16**

Public Works  
**\$254.63**

Debt Service  
**\$31.21**



Culture & Recreation  
**\$108.97**

Capital Outlay  
**\$99.11\***

Nashoba Valley Tech  
**\$326.91**

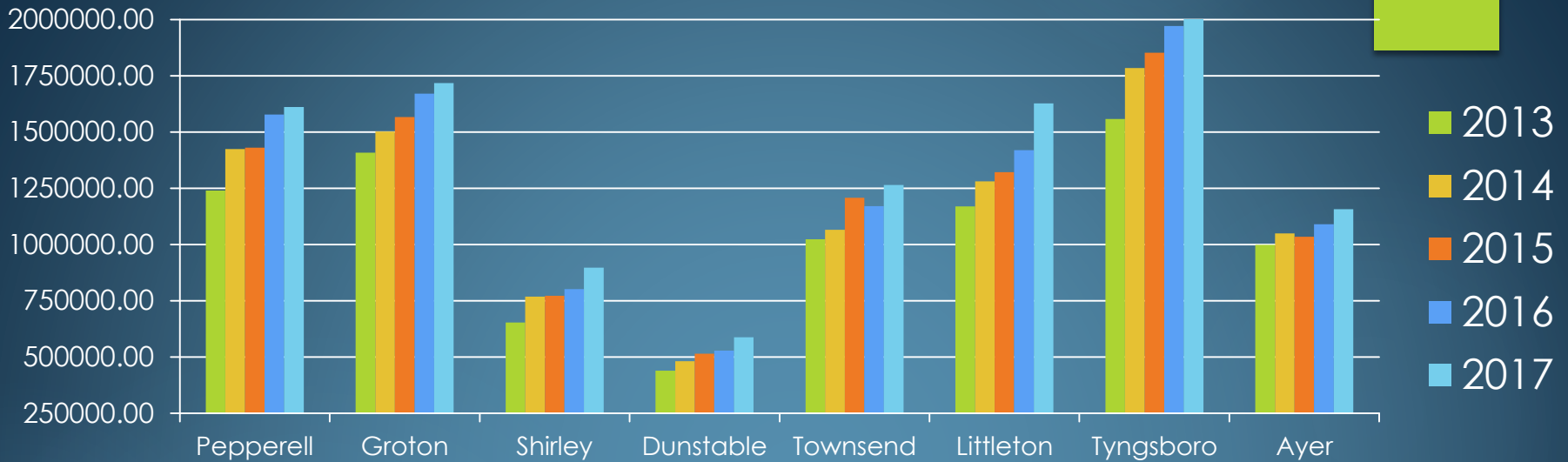
Employee Benefits  
**\$453.40**

General Government  
**\$240.94**

\$16.59 Estimated Tax Rate

\*\*Includes: County and State Assessments, Snow & Ice, Assessor's Overlay

# Motor Vehicle Excise History



	Pepperell	Groton	Shirley	Dunstable	Townsend	Littleton	Tyngsboro	Ayer
2013	1,239,880	1,408,259	653,434	438,965	1,024,026	1,169,767	1,558,826	998,776
2014	1,424,499	1,502,550	768,360	481,473	1,066,086	1,280,551	1,784,753	1,049,886
2015	1,430,553	1,567,075	772,056	514,420	1,208,372	1,322,166	1,852,926	1,034,532
2016	1,578,317	1,670,830	802,098	527,995	1,171,028	1,419,921	1,971,343	1,090,774
2017	1,611,540	1,717,507	897,816	588,278	1,265,216	1,628,100	2,014,722	1,157,295
% Change 2016	2.10	2.79	11.93	11.42	8.04	14.66	2.20	-6.10
% Change 5 yrs	29.98	21.96	37.40	34.01	23.55	39.18	29.25	15.87
Number of cars	11,676	10,520	5,943	3,453	9,444	9,378	11,914	7,861
Avg Excise Bill 2015	122.52	148.96	129.91	148.98	127.95	140.98	155.53	131.60
Avg Age	10.02	9.43	9.69	10.24	10.28	9.48	9.57	9.38

# Classification Options



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- ▶ Open Space Discount
- ▶ Residential Exemption
- ▶ Small Commercial Exemption
- ▶ Split Tax Rate

# Open Space Discount



## What is it?

Land maintained in an open or natural condition, which contributes significantly to the benefit and enjoyment of the public. The classification may not include land taxable under the provisions of Ch. 61, Ch. 61A, Ch. 61B, under a permanent conservation restriction, or held for the production of income.

## Recommendation:

The Board of Assessors has classified no properties as Open Space and a vote of **NO** is recommended.

# Residential Discount



## What is it?

A residential discount shifts the tax burden from domiciled to non-domiciled tax payers. It benefits owners who have their principal residence in Pepperell. A small number of communities in Massachusetts use this discount and they are cities/towns that have many apartments or vacation homes.

## Recommendation:

The Board of Assessors recommends a vote of **NO** for the Residential Discount.

# Small Commercial Discount

## What is it?

A small commercial exemption shifts the tax burden so that qualified commercial and Chapter Land properties could receive up to a 10% reduction in value. Businesses must have a value of less than \$1,000,000 and certified by DET as having no more than an average of ten employees in the previous year. Burden is born by the remaining commercial and industrial properties.

## Recommendation:

The Board of Assessors recommends a vote of **NO** for the Small Commercial Discount.

Currently there are 179 businesses that would qualify.

# Split Tax Rate



## What is it?

A split tax rate shifts the burden of taxes to Mixed Use, Commercial, and Industrial properties. A factor of 1.0 maintains the same rate for all classes.

FY 2019 Minimum residential factor for Pepperell is 96.6411% which would allow a shift in the tax rate factor up to 1.50.

## Recommendation:

The Board of Assessors recommends that the Board of Selectman vote to adopt a Tax Rate with a factor of **1.0** (same tax rate for all).



# Summary of Rate Options

Tax Factor		Percentage of Tax Levy		Tax Rate		Average Taxes		
CIP	Residential	CIP	Residential	CIP	Residential	CI	Residential	
1.000	100	6.295	93.705	\$16.59	\$16.59	\$4,420	\$5,476	
1.100	0.9933	6.924	93.076	\$18.25	\$16.48	\$4,862	\$5,440	
1.200	0.9866	7.554	92.446	\$19.91	\$16.37	\$5,305	\$5,403	
1.300	0.9798	8.183	91.817	\$21.57	\$16.26	\$5,747	\$5,367	
1.400	0.9731	9.813	91.187	\$23.23	\$16.14	\$6,189	\$5,327	
1.500	0.9664	9.442	90.558	\$24.89	\$16.03	\$6,631	\$5,291	
				\$8.30 increase	\$0.56 decrease			
Maximum Shift lowers the average single family tax bill by 3.4%:								\$185
Maximum Shift Increases the average commercial tax bill by 50%:						\$2,211		
Based on an average assessed values for FY 2019 of \$330,066 SF and \$266,428 commercial/industrial For each decrease of \$0.11, CIP increase is \$1.66.								

# Vote Required



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- ▶ Open Space Discount – recommend **NO**
- ▶ Residential Exemption – recommend **NO**
- ▶ Small Commercial Exemption – recommend **NO**
- ▶ Split Tax Rate – recommend **1.0 (No Split)**